

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Dundawan Road, 105 ft. +/-  
W of c/l Breen Court \* ZONING COMMISSIONER  
9601 Dundawan Road  
11th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District  
Legal Owner: Sally A. Simpson \* Case No. 97-477-A  
Contract Purchasers: James R.  
Hart, et ux, Petitioners  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 9601 Dundawan Road in the Perry Hall Estates subdivision of Baltimore County. The Petition was filed by Sally A. Simpson, property owner, and James R. Hart and Kristin Hart, his wife, Contract Purchasers. Variance relief is requested from Section 303.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 40 ft. in lieu of the required average front setback of 45 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was James R. Hart, Contract Purchaser/Petitioner. There were no Protestants or other interested persons present.

Mr. Hart's testimony and the site plan shows that the subject property is .19 acres in area, zoned D.R.3.5. The property is an irregularly shaped lot, with frontage on Dundawan Road. Presently, the property is unimproved. It is also to be noted that the rear of the property contains a utility and storm drain reservation easement in the favor of Baltimore County. That easement is 25 ft. wide and necessitates the variance which is being requested.

ORDER RECEIVED FOR FILING

Date

By

7/29/97  
M. H. H. H.



As shown on the site plan, a proposed single family dwelling will be constructed on the property. The dwelling will contain a 15 ft. setback from the front building face to the property line and an additional 25 ft. from the property to the centerline of Dundawan Road. Thus, the total setback from the centerline is 40 ft., 5 ft. less than is required. The requirement is based upon the provisions of Section 303.1 of the BCZR, which, as applied in this case, would require a 45 ft. setback (average front setback) from the centerline.

The Zoning Plans Advisory Committee (ZAC) comment was submitted from the Department of Environmental Protection and Resource Management (DEPRM). That comment indicates that the variance is being requested in order to bring the proposed house into compliance with Section 14-341 of the County Code. That section of the Code provides environmental requirements and required buffers from storm drain reservation areas.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the burden set forth in Section 307 of the BCZR as construed by the case law. Specifically, if the full setback was maintained, the house would be required to be constructed more towards the rear of the lot, thereby interfering with utility and storm drain reservation area. This area also contributes to a finding of the uniqueness of this property. Thus, the variance relief which has been requested will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

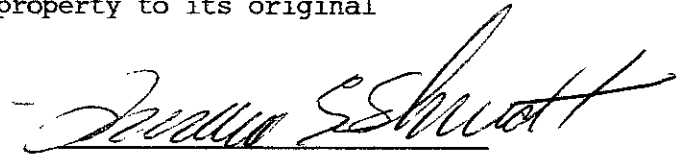
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of July 1997 that a variance from Section 303.1 of

COPIES RECEIVED FOR FILING  
Date 7/29/97  
By M. P. [Signature]



the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 40 ft., in lieu of the required average front setback of 45 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmnn

COPIES OF THIS ORDER  
1200  
BY  
7/29/97  
M. Hark





Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 29, 1997

Mr. and Mrs. James R. Hart  
4306 Bedrock Circle, Apt. 201  
Baltimore, Maryland 21236

RE: Case No. 97-477-A  
Petition for Variance  
Property: 9601 Dundawan Road  
Legal Owner: Sally Ann Simpson  
Contract Purchasers: James R. and Kristin Hart, Petitioners

Dear Mr. and Mrs. Hart:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.







# Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 9601 Dundawan Rd.  
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECT. 303.1 (B.C.R.)  
**VARIANCE TO PERMIT A FRONT SETBACK OF 90 FT. IN LIEU OF THE REQUIRED AVERAGE FRONT SETBACK OF 45 FT.**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We plan to construct a new home and have been unable to obtain a building permit because of Deprms requests. Deprms request is to obtain a zoning Variance to move the house forward 10 feet to increase distance from forest buffer and stream at rear of property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(410) 933-0996

Kristin Hart / JAMES R. HART  
(Type or Print Name)

Kristin Hart / J R H  
Signature

4306 Bedrock Circle, Apt 201  
Address

Baltimore MD 21236  
City State Zipcode

Attorney for Petitioner

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No.

\_\_\_\_\_  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

SALLY ANN SIMPSON  
(Type or Print Name)

Sally Ann Simpson  
Signature

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No.

\_\_\_\_\_  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: E.T. DATE 4-24-97

ITEM # 477



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9601 Dundawan Rd.

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We plan to construct a new home and have been unable to obtain a building permit because of Deprms request. Deprms request is to obtain a zoning variance to move the house forward 10 feet to increase distance from forest buffer and stream at rear of property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(410) 933-0996

Kristin Hart JAMES A. HART  
(Type or Print Name)

Kristin Hart / J ~ ~  
Signature

4306 Bedrock Circle, Apt 201  
Address

Baltimore MD 21236  
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

SALLY ANN SIMPSON  
(Type or Print Name)

Sally Ann Simpson  
Signature

(Type or Print Name)

Signature

Address Phone No

City State Zipcode  
Name, Address and phone number of representative to be contacted.

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: R.T. DATE 4-24-97

ITEM # 477



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95



Zoning Description

This is the zoning description for 9601 Dundawan Road. Beginning at a point on the South side of Dundawan Road which is 76.84 feet wide at a distance of 105 feet West of the centerline of the nearest improved intersecting street Breen Court which is 50 feet wide. Being Lot #1, Block —, Section #8 in the subdivision of Perry Hall Estates as recorded in Baltimore County Plat Book # 32 , Folio #14, containing 8,293 square feet. Also known as 9601 Dundawan Road and located in the 11<sup>th</sup> district, 5<sup>th</sup> Concilmanic District.



**NOTICE OF HEARING**

The Zoning Commission of Baltimore County by authority of the Zoning Act and Hearing Act of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-477-A  
9401 Dundawan Road, 105 +/-  
S/S Dundawan Road,  
W of ex Breen Court  
11th Election District  
5th Councilmanic  
Legal Owner(s):  
Bally Ann Simpson  
Contract Purchaser(s):  
Kirstin Hart and James R.  
Hart

Variance: to permit a front setback of 40 feet in lieu of the required average front setback of 45 feet.

Hearing: Tuesday, June 3, 1997 at 2:00 p.m., 4th floor hearing room, Courts Bldg., 401 Boley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.  
(2) For information concerning the file and/or hearing. Please Call (410) 887-3381.

5/28/ May 15 C143717

**CERTIFICATE OF PUBLICATION**

\_\_\_\_\_  
TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

*A. Henikson*

LEGAL AD. - TOWSON

*Rec'd by show  
at hearing on  
placed 5/14/97  
JSS*



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

036527

PAID RECEIPT

04/24/97 01 6 ULM R 10089

Dept 5 513 ZONING VERIFICATION

CR NO. 036527

\$50.00 CK P-A-I-D

Baltimore County Maryland  
Office Of Budget & Finance

DATE

4-24-97

ACCOUNT

12-001-6150

AMOUNT

\$ 50 <sup>00</sup>/<sub>100</sub>

RECEIVED  
FROM:

Jim Hart

FOR:

010-Residential Variance

for #9601 Dundown Rd.

97-477-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Reg. T-

CASHIER'S VALIDATION





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 477

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JIM & KRISTIN HART

ADDRESS: 4306 BEDROCK CIRCLE - APT. 201

BALTIMORE, MD. 21236

PHONE NUMBER: (410) 933-0996

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-477A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

~~VARIANCE~~  
REQUEST: TO permit a front setback of 40 FT.  
in lieu of the required average  
front setback of 45 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



TO: PUTUXENT PUBLISHING COMPANY  
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Jim and Kristin Hart  
4306 Bedrock Circle, #201  
Baltimore, MD 21236  
410-933-0996

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-477-A  
9601 Dundawan Road  
S/S Dundawan Road, 105' +/- W of c/l Breen Court  
Legal Owner(s): Sally Ann Simpson  
Contract Purchaser(s): Kristin Hart and James R. Hart

Variance to permit a front setback of 40 feet in lieu of the required average front setback of 45 feet.

HEARING: TUESDAY, JUNE 3, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-477-A  
9601 Dundawan Road  
S/S Dundawan Road, 105'+/- W of c/l Breen Court  
Legal Owner(s): Sally Ann Simpson  
Contract Purchaser(s): Kristin Hart and James R. Hart

Variance to permit a front setback of 40 feet in lieu of the required average front setback of 45 feet.

HEARING: TUESDAY, JUNE 3, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Jim and Kristin Hart

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 19, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1997

Ms. Sally Ann Simpson  
9601 Dundawan Road  
Baltimore, MD 21236

RE: Item No.: 477  
Case No.: 97-477-A  
Petitioner: Sally Ann Simpson

Dear Ms. Simpson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 24, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a circular stamp.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





To: Arnold L. Jablon

Date May 16, 1997

From: R. Bruce Seeley *RBS/ajf*

Subject: Zoning Item # 477 Project Name 9601 DUNDAWAN ROAD, SALLY SIMPSON  
Address

Zoning Advisory Committee Meeting of

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.

- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

- ✓ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

*Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).*

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 6-436 through 26-461, and other Sections, of the Baltimore County Code).

- ✓ The subject zoning setback variance is being sought in order to bring the proposed house into compliance in as much as possible with Section 14-341 of the County Code. Any questions regarding these comments should be directed to Glen Shaffer at (410) 887-3798.

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**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5-6-97  
Item No. 477 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: SEE BELOW

Zoning Agenda:

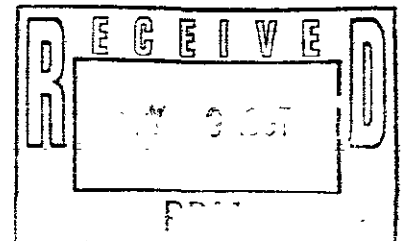
Circumstances:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

465, 471, 473, 474, 475, 476, 477, 478, 479, 480, 481,  
483, 484, and 487.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 867-4861, MS-1102F  
cc: File





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 7, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 445, 463, 473, 474, 476, 477, 482, 484, 487

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

AFK/JL



*John Alexander* 97-2363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

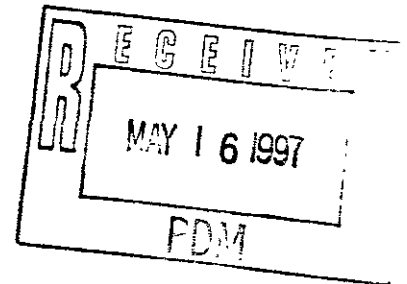
*5/18/97*  
*8*

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 14, 1997

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 12, 1997  
Item Nos. 462, 463, 464, 471, 473,  
474, 475, 477, 478, 479, 480, 482,  
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 15, 1997

Mr. & Mrs. Jim Hart  
4306 Bedrock Circle  
Apartment 201  
Baltimore, MD 21236

RE: Appeal Verification  
9601 Dundawan Road  
Zoning Case 97-477-A  
11th Election District

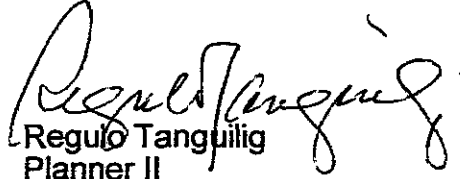
Dear Mr. & Mrs. Hart:

This office confirms the variance case 97-477-A is official, since no appeals were filed during the 30-day appeal period (July 29, 1997 to August 28, 1997).

You may apply for your building permit at Permits and Licenses, room 100, County Office Building, 111 West Chesapeake Avenue, Towson (410-887-3900).

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

  
Regulo Tanguilig  
Planner II  
Zoning Review

RT:scj

c: zoning case 97-477-A





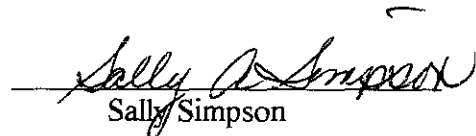
May 28, 1997

Baltimore County Zoning Commission

**Re: 9601 Dundawan Road**

To Whom It May Concern:

Jim Hart, Social Security No.: 218-72-8944, has permission to speak for me concerning the zoning issues of the aforementioned property.

  
Sally Simpson



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

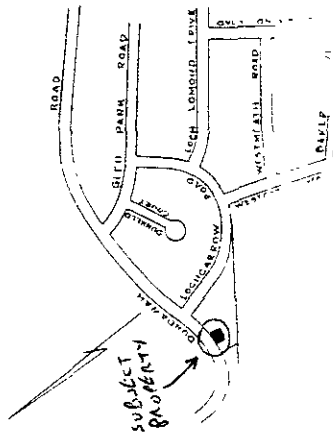
PROPERTY ADDRESS: 9601 DUNDAN ROAD

Subdivision name: PERRY HALL ESTATES

plat book # 32, folio # 14, lot # 1, section # 8

OWNER: SALLY SIMPSON (CONTRACT PURCHASER - JIM & KRISTIN HART)

see pages 5 & 6 of the CHECKLIST for additional required information



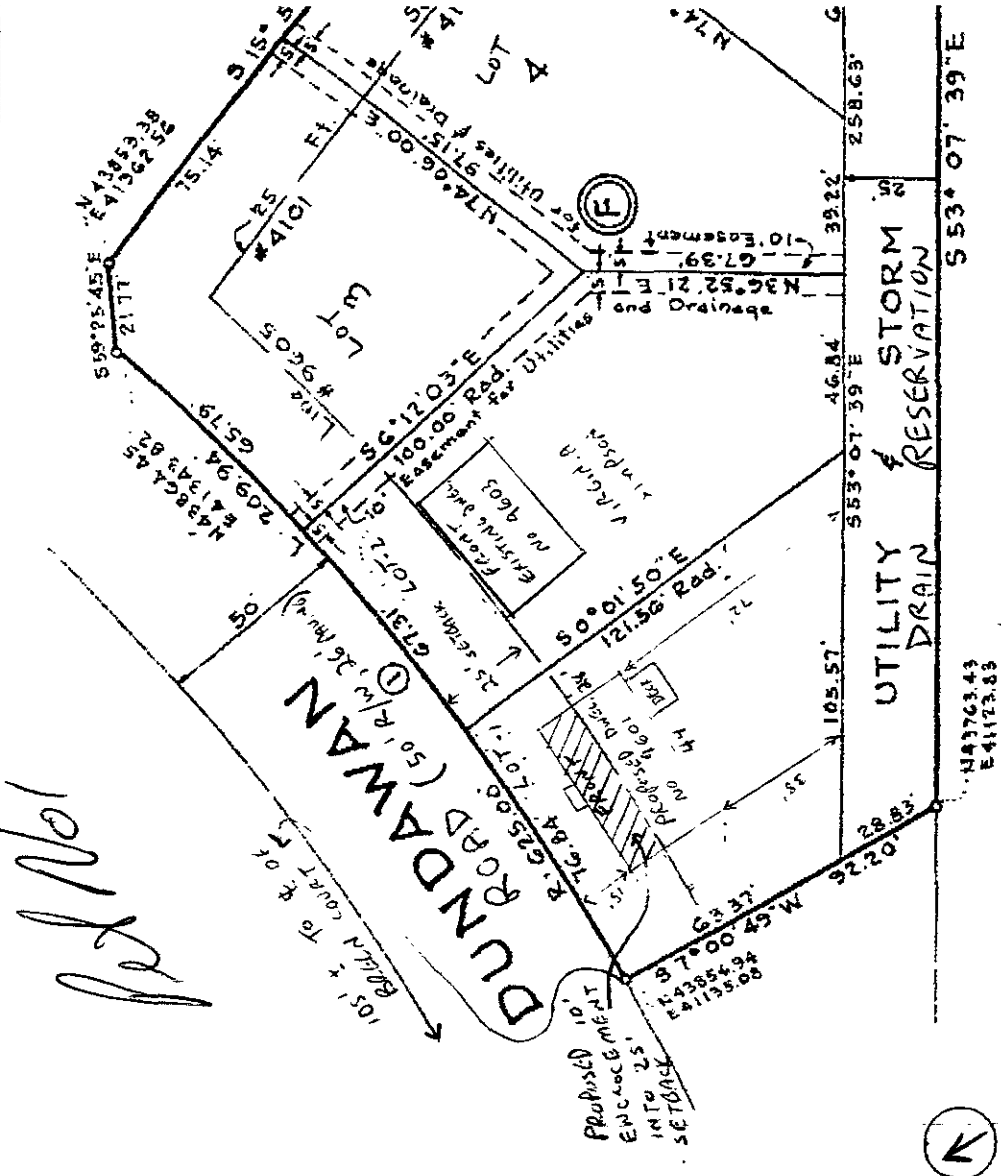
Vicinity Map  
North  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: 11  
Councilmanic District: 5  
1"=200' scale map #: NE-116  
Zoning: BR-3.5  
Lot size: .19 acreage 8,293 square feet  
SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private  
Chesapeake Bay Critical Area: ☐ YES ☒ NO  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: RT ITEM #: 477 CASE #:



North

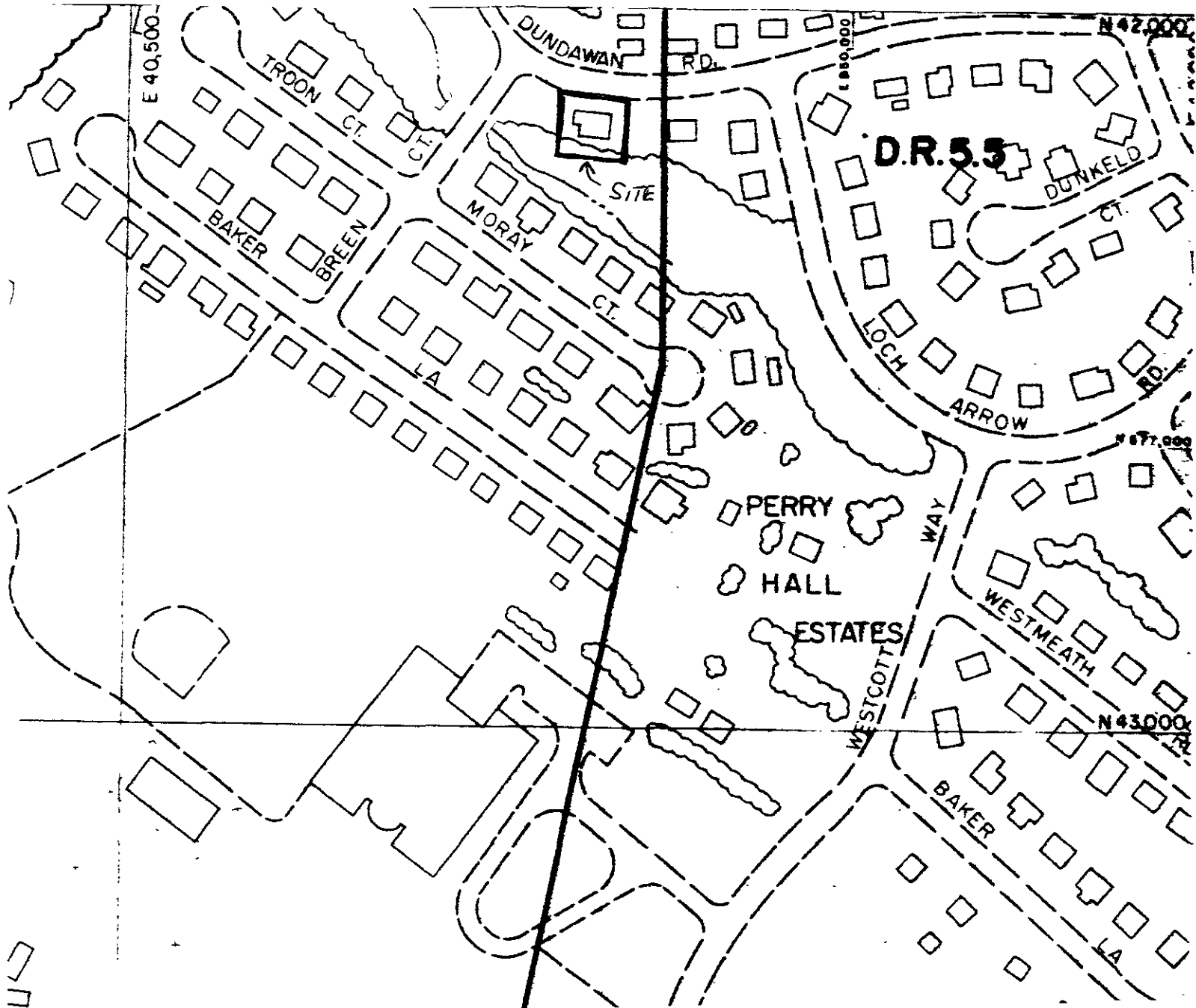
date: 4/11/17

prepared by: JRH

Scale of Drawing: 1"= 50'



# Zoning Map



SCALE

1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

PERRY HALL

ITEM # 477

SHEET

NE.

11-G



IN RE: PETITION FOR VARIANCE  
E/S Jaydee Avenue, 164.49' N of  
the c/l of German Hill Road  
(875 Jaydee Avenue)  
12th Election District  
7th Councilmanic District  
  
Nelson E. Weaver, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-478-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 875 Jaydee Avenue, located in the vicinity of German Hill Road in Dundalk. The Petition was filed by the owners of the property, Nelson E. Weaver, Jr., and his wife, Cheryl A. Weaver. The Petitioners seek relief from Section 424.1.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a family child care home adjacent to an existing family child care home. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Nelson and Cheryl Weaver, property owners, William C. Rash, Mary J. Koras, and Kimberly A. Clark. Appearing as Protestants in the matter were Angela Lineberry, Sandy Bailey, Angelina Szarek, and Vicki Wisner, adjoining property owner, who operates a family child care home on her property. Ms. Wisner was represented by J. Michael McLaughlin, Jr., Esquire.

Testimony and evidence offered revealed that the subject property consists of 1,600 sq.ft., zoned D.R. 10.5, and is improved with a two-story single family townhouse dwelling. The Petitioners testified that they have provided child day care in their home for the past 13 and 1/2 years. How-

ORDER RECEIVED FOR FILING

Date 5/11/97

By [Signature]



ever, it was only in January of this past year that they obtained a permit from the State of Maryland to operate their child care center. Testimony indicated that their neighbor, Vicki Wisner, got a license to operate a child day care center in her home in June 1995. Apparently since that time, the relationship between the Weavers and Ms. Wisner has deteriorated and hard feelings have grown between the parties. The Petitioners believe that as a result of these hard feelings, Baltimore County was advised that the Petitioners were operating a child care home on their property without a license. Thus, the Petitioners have filed the instant Petition in order to legitimize their day care center. Further testimony revealed that the Petitioners decided to offer their property for sale in October, 1996 in the hope of moving away from this ever-growing bad situation; however, no buyer has come forward as of this date.

As noted above, Ms. Vicki Wisner, the adjoining property owner, appeared in opposition to the variance. Ms. Wisner testified that she has operated a child day care facility in her home since obtaining her license in June 1995. Ms. Wisner testified that she has always operated her day care facility with a license, contrary to the Petitioners. Ms. Wisner indicated that she played no role in turning her neighbors in for this violation and that the complaint came from someone else.

After considering all of the testimony and evidence offered by the Petitioners as well as the Protestant, and the various documents submitted into evidence regarding this Petition, I find that a variance should be granted to the Petitioners until such time as their property is sold. However, the variance shall only be extended for a period of nine months during which time the Petitioners should be able to sell their home. As noted above, the Petitioners have had their property for sale



for some time and are awaiting offers from prospective buyers. However, in order to insure that the house does not sit on the market forever, I shall impose a nine-month limitation on the relief granted, after which the variance shall expire.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance, as conditioned herein, will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

By

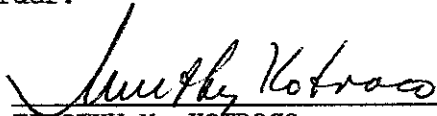


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested shall be granted subject to the restrictions set forth below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of July, 1997 that the Petition for Variance seeking relief from Section 424.1.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a family child care home adjacent to an existing family child care home, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to a period of nine (9) months from the date of this Order, after which the variance shall expire and the Petitioners must cease to operate the child care center on their property.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County





Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 11, 1997

Mr. & Mrs. Nelson Weaver, Jr.  
875 Jaydee Avenue  
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE  
E/S Jaydee Avenue, 164.49' N of the c/l of German Hill Road  
(875 Jaydee Avenue)  
12th Election District - 7th Councilmanic District  
Nelson E. Weaver, Jr., et ux - Petitioners  
Case No. 97-478-A

Dear Mr. & Mrs. Weaver:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: J. Michael McLaughlin, Jr., Esquire  
814 Eastern Boulevard, Baltimore, Md. 21221

Ms. Vicki Wisner, 877 Jaydee Avenue, Baltimore, Md. 21222

People's Counsel; Case Files





RE: PETITION FOR VARIANCE	*	BEFORE THE
875 Jaydee Avenue, NE/S Jaydee Avenue,	*	ZONING COMMISSIONER
164.9' N from c/l German Hill Road	*	
12th Election District, 7th Councilmanic	*	OF BALTIMORE COUNTY
Nelson E. and Cheryl A. Weaver, Jr.	*	
Petitioners	*	CASE NOS. 97-478-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30<sup>th</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Nelson E. and Cheryl A. Weaver, Jr., 875 Jaydee Avenue, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 875 Jaydee Ave Balto. MD 21222  
which is presently zoned DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 424.1.C

To permit a Family Child Care home ~~agreed~~ to another existing Family Child Care home.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Contingency until the sale of our home. We do not advertise. We perform day care for family, close friends and friends of friends only. We have the capacity to care for five.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

CHERYL A. WEAVER  
(Type or Print Name)

Cheryl A. Weaver  
Signature

NELSON E. WEAVER JR.  
(Type or Print Name)

Nelson E. Weaver Jr.  
Signature

875 Jaydee Ave 282-2788  
Address Phone No.

Balto. MD 21222  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Nelson + Cheryl WEAVER JR  
Name

875 JAYDEE AVE 282-2788  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

4-29-97

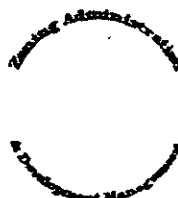
ITEM # 478

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink  
on Recycled Paper





## **Zoning Description for 875 Jaydee Ave.**

Zoning Description for 875 Jaydee Ave.  
( Address)

Beginning at a point on the Easterly side of Jaydee Avenue which is

60 feet wide at the distance of 164.49 feet Northerly of the

centerline of the nearest improved intersecting street German Hill Road

which is 60 feet wide. \* Being Lot # 9,

Block C, Plat of Gray Manor Homes, Inc. as recorded in Baltimore

County Plat Book G.L.B. No 18 , Folio # 107 . Also known as 875

Jaydee Avenue.

**ITEM #478**



**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-478-A  
875 Jaydes Avenue  
N563 Jaydes Avenue, 164 1/2 N  
from German Hill Road  
Towson, Maryland

711 Southfield  
Legal Owner(s):  
Chester A. Weaver and Nelson  
E. Weaver, Jr.

Variance: to permit a family  
child care home adjacent to  
another existing family care  
home.

Hearing: Thursday, June 5,  
1997 at 9:00 a.m., 4th floor  
hearing room, Courts Bldg.,  
401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
handicapped accessible; for  
special accommodations  
Please Call (410) 887-3393.  
(2) For information concern-  
ing the file, and/or hearing,  
Please Call (410) 887-3391.

5/288 May 15 C143574

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN.

*A. Henricson*

LEGAL AD. - TOWSON



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

R 001-6150

No.

036589

DATE 4-24-97

ACCOUNT

R-001-6150

010 VARIANCE

AMOUNT \$

50.00

RECEIVED  
FROM:

NELSON WEAVER

FOR:

Child Care Home

97-478A

Reg. 11

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

04/24/97 01 6 ULN R 10120

DEPT 5 502 MISCELLANEOUS CASH

OR NO. 036589

\$50.00 OK P-A-I-D

Baltimore County Maryland  
Office Of Budget & Finance

CASHIER'S VALIDATION



**CERTIFICATE OF POSTING**

RE: Case # 97-478-A

Petitioner/Developer:  
(Nelson Weaver)  
Date of Hearing/Closing:  
(June 5, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_ 875 Jay Dee Ave. Baltimore, Maryland 21222 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ May 22, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

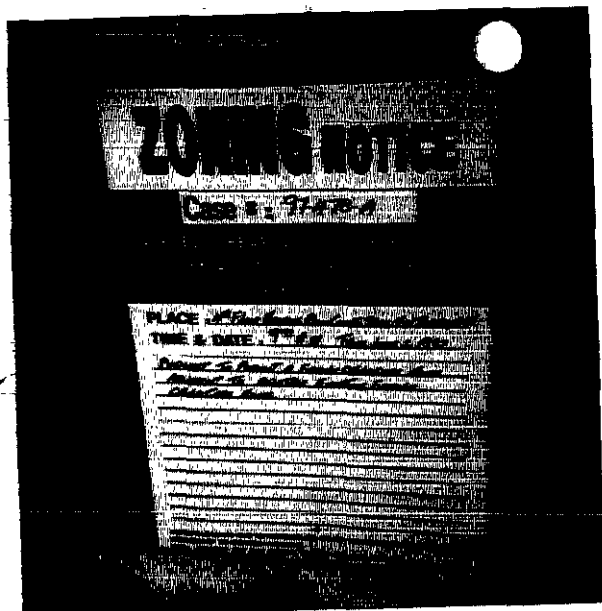
  
(Signature of Sign Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



97-478-A





Baltimore County  
Department of Permits and  
Development Management

Development Process:  
County Office Building  
111 West Chesapeake  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 478

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: NELSON WEAVER JR.

ADDRESS: 875 Jaydee Ave  
Balto. Md. 21222

PHONE NUMBER: 282-2788

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-478A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE To permit a family child care  
home adjacent to another existing  
family child care home.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



TO: PUTTICK PUBLISHING COMPANY

May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Nelson and Cheryl Weaver  
875 Jaydee Avenue  
Baltimore, MD 21222  
410-282-2788

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-478-A

875 Jaydee Avenue

NE/S Jaydee Avenue, 164.9' N from c/l German Hill Road

12th Election District - 7th Councilmanic

Legal Owner(s): Cheryl A. Weaver and Nelson E. Weaver, Jr.

Variance to permit a family child care home adjacent to another existing family care home.

HEARING: THURSDAY, JUNE 5, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

may 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-478-A  
875 Jaydee Avenue  
NE/S Jaydee Avenue, 164.9' N from c/l German Hill Road  
12th Election District - 7th Councilmanic  
Legal Owner(s): Cheryl A. Weaver and Nelson E. Weaver, Jr.

Variance to permit a family child care home adjacent to another existing family care home.

HEARING: THURSDAY, JUNE 5, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Nelson and Cheryl Weaver

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 22, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1997

Mr. and Mrs. Nelson Weaver  
875 Jaydee Avenue  
Baltimore, MD 21222

RE: Item No.: 478  
Case No.: 97-478-A  
Petitioner: Nelson Weaver, et ux

Dear Mr. and Mrs. Weaver:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 24, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a circular official stamp.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)







**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5-6-97  
Item No. 478 RT

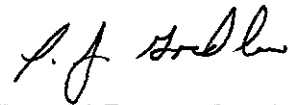
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 13, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

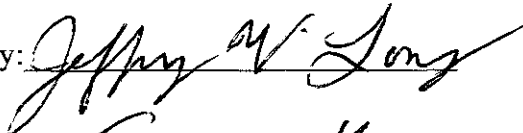
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

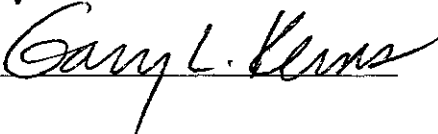
Item No. 478

If there should be any questions or if this office can provide additional information,  
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:



Division Chief:



AFK/JL



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 3, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

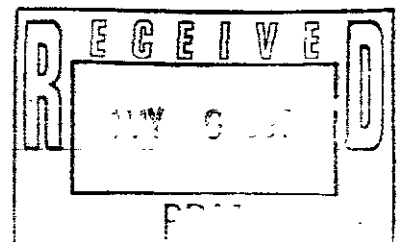
463, 471, 473, 474, 475, 476, 477, 478, 479, 480, 482.

483, 484, and 487.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 367-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley. RBS/gp  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 5, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	463	486
	464	481
	471	482
	472	
	473	483
	474	485
	475	487
	476	
	<u>478</u>	

RBS:sp

BRUCE2/DEPRM/TXTSBP



*John Alexander* 97-2363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

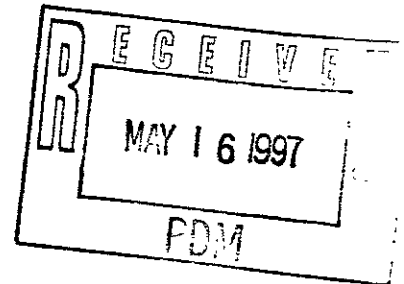
5/18/97  
8

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 14, 1997

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 12, 1997  
Item Nos. 462, 463, 464, 471, 473,  
474, 475, 477, (478) 479, 480, 482,  
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Department of Permits and Development Management  
Bureau of Code Enforcement  
111 West Chesapeake Avenue  
Towson, Maryland 21204



Baltimore County  
Department of Permits and  
Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351, Ext. 7299  
Fax: (410) 887-2824

Division of Code Inspections and Enforcement

### CODE VIOLATION NOTICE

NAME: Nelson + Cheryl Weaver  
ADDRESS: 875 Jaydee Ave  
CITY-ZIP: Balt MD 21202

DATE



2/5/97

RE: Case No. 97-3102

LOCATION:  
DISTRICT:

875 Jaydee Ave  
12

Dear owners:

In accordance with the Baltimore County Code, Article IV, Section 402. (d), an inspection was conducted of the above location, zoned                     . This inspection revealed violation(s) according to the following code(s):

- ☒ Baltimore County Zoning Regulations (BCZR), Section 102.1.
- ☐ Building Code of Baltimore County, Maryland, Section 102.1.
- ☐ Livability Code, Baltimore County, Section 18-68.
- ☐ Other

The following correction(s) is/are required:

(See sec 428.)

Please the use of a family child care  
home, at your current residence, or  
apply for a special hearing through  
youring commission.

The above violation(s) must be corrected on or before 4/5/97 or further legal action will proceed, in which you may be subject to a civil penalty. Should you need further clarification, please contact

John T. Gorman

Code Inspector, at (410) 887- 3351

ITEM# 478

via mail 7299





Code

# Enforcement

Baltimore County  
Department of Permits & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

*Tom 6/5/97*

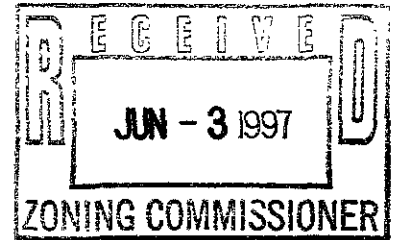
BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

DATE: June 3, 1997

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - John T.  
Code Enforcement Supervisor



SUBJECT: ITEM NO.: 478  
PETITIONER: Nelson E. Weaver, Jr. And Cheryl A. Weaver

VIOLATION CASE NO.: C-97-3102

LOCATION OF VIOLATION: 875 Jaydee Avenue  
12th Election District

DEFENDANTS: Nelson E. Weaver, Jr. And Cheryl A. Weaver

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Victoria Wisner

877 Jaydee Avenue

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/JT/hek



Petitioners

PLEASE PRINT CLEARLY

~~PROTESTANT~~ (S) SIGN-IN SHEET

NAME

ADDRESS

CHERYL WEAVER

875 JAYDEE AVE

NELSON WEAVER JR

875 JAYDEE AVE

WILLIAM C BART

873 JAYDEE AVE

Mary J. Koras

833 Mildred Ave.

Kimberly Ann Clark

867 Jaydee Ave



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Vicki Warner

877 Saydee AVE Balto MD 21222

J. MICHAEL M. LAUGHAN, Jr

ATTY FOR MS. WISNOR

814 EASTERN BLVD

BALT. MD 21221

ANGELA LINEBERRY

878 Mildred Ave

Baltimore, MD 21222

Sandy Bailey

106 Ventnor Terrace

Balto md 21222

Angelina Szarek

2900 Dunbar Rd - A5

Balto. MD 21222



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 875 Jaydee Ave

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SEAR MARSH HOMES

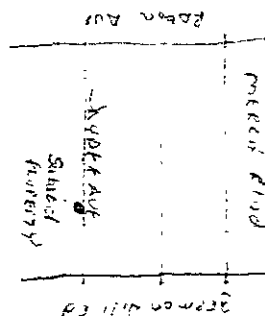
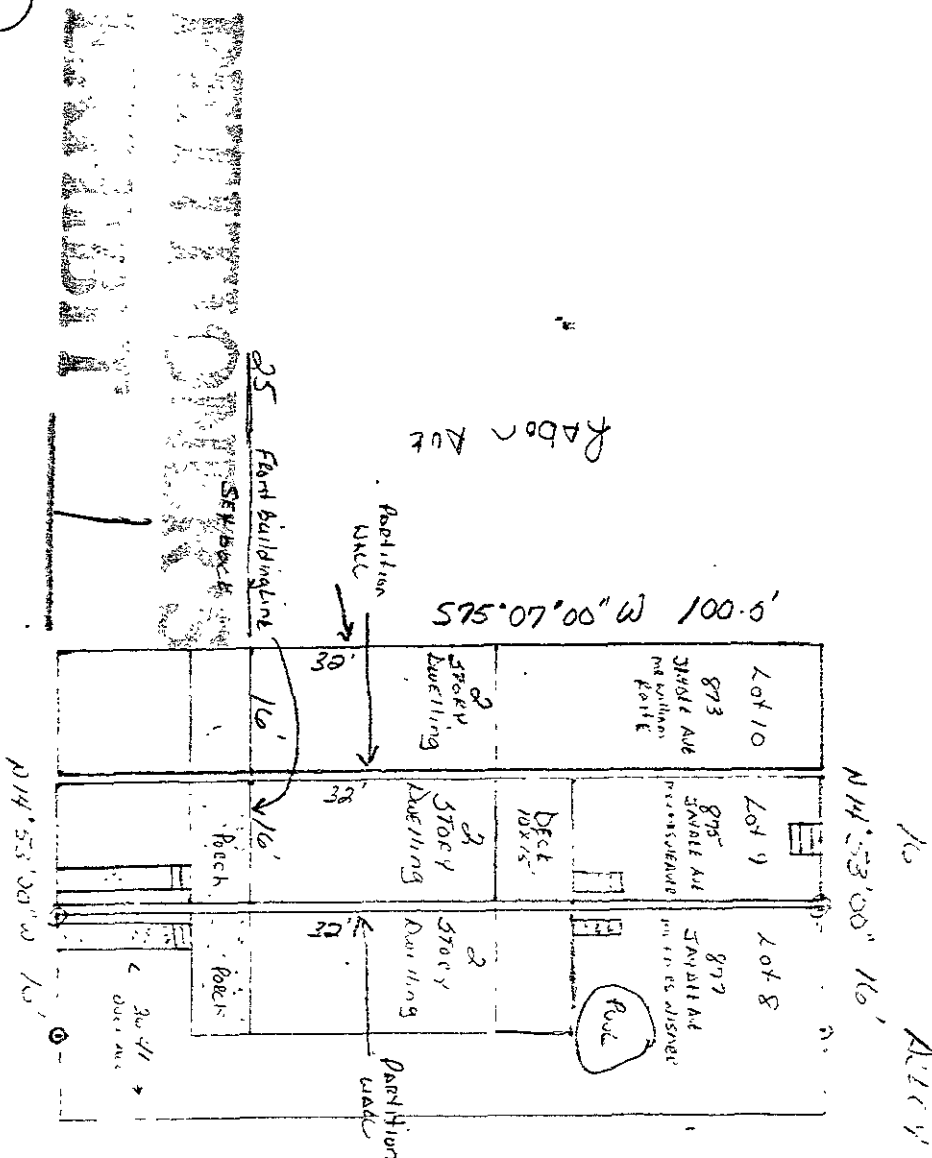
plat book # 18, folio # 107, lot # 9, section # C

OWNER: METROS NELSON F WEAVER JR.

North  
date: 4.20.97  
prepared by: NELSON F. WEAVER JR.

Scale of Drawing: 1" = 75'

JAYDEE AVE



Vicinity Map  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: 103

Councilmanic District:

1" = 200' scale map: 10.3

Zoning: RL 10.5

Lot size: 1600 acreage square feet

Public Private  
SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

R.T. 478



**COLDWELL  
BANKER**

PRINTED ON RECYCLED PAPER  
EXHIBIT 2

GREMPLE  
REALTY, INC.

5 BELAIR SOUTH PARKWAY, SUITE 1535  
BEL AIR, MD 21015  
TEL 410-515-4100  
FAX 515-4111

MAY 28, 1997

TO WHOM IT MAY CONCERN:

THIS LETTER IS TO INFORM YOU THAT ON OCTOBER 23, 1996 MR. & MRS. NELSON WEAVER LISTED THEIR HOUSE WITH ME. I HAVE BEEN ACTIVELY MARKETING IT SINCE THAT DATE. MR. AND MRS. WEAVER HAVE REDUCED THE PRICE OF THEIR HOME ON THREE SEPARATE OCCASSIONS IN ORDER TO GET A QUICK SALE. THE ORIGINAL ASKING PRICE WAS \$75,000. AS OF TODAYS DATE WE HAVE REDUCED IT AGAIN TO \$69,999. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME.



(410) 515-4100 / 569-4100 BUSINESS  
(410) 515-4111 FAX / 569-1945 RES

**KIM BASTA**  
REALTOR®

**COLDWELL  
BANKER**



**COLDWELL BANKER  
GREMPLE REALTY, INC.**  
5 BEL AIR SOUTH PARKWAY SUITE 1535  
BEL AIR, MD 21015

An Independently Owned and Operated Member of Coldwell Banker Residential Affiliates, Inc

SINCERELY,

*Kimberly A. Basta*

KIMBERLY A. BASTA

SALES ASSOCIATE

*Cathy A. Frazier*

Cathy A. Frazier, Notary Public  
Harford County  
State of Maryland  
My Commission Expires July 1, 1999





Tracey A. Adkins  
107 S. Stuart Ave.  
Balto. MD 21221

To Whom It May Concern:

This letter is concerning the neighbor that is trying to shut down Cheryl Weaver's Day Care Home. I was unable to attend the hearing, so I am putting this down on paper. I had the pleasure of meeting Cheryl, Nelson there son Daniel and there daughter Corynn in 1992. They live at 875 Jaydee Ave., and I lived at 869 Jaydee Ave. I moved in 1996, but we still keep in touch. I've seen first hand how Cheryl is with children. Her own and the neighborhood children including my two girls. I am particular on how my kids spend time with and where they spend there time. I wouldn't think twice about sending them over Cheryl's house. There are many times when I did that. I think it would be doing the wrong thing by shutting her Day Care down. It is my opinion that Cheryl run's a safe and clean Day Care.

Sincerely Yours,

*Tracey A. Adkins*

Tracey A. Adkins

*Victoria Franklin*

MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

Isabelle Martin of 858 Jaydee Ave find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments My husband, son & daughter-in-law  
and I have lived on Jaydee Ave for 38 yrs.  
we have known the Weavers since they  
moved into this neighbor hood & love  
what its worth I (we) wish we could  
have more neighbors like these two  
wonderful adults and their children  
who call me "Grandma" and I'm very  
proud of that fact.  
J. Martin

Victoria Franklin



To Whom It May Concern,

My name is Julie Neel and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Bubba Simpson of 857 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I have seen Cheryl Weaver with her Daycare children many times. She does an excellent job with them. She has watched some of these children for years, and it would be very unfair to the children and to Mrs. Weaver to have to go to another daycare. I am very comfortable allowing my own children to play and even have sleep-overs at her house. Please allow her Daycare to remain open. Thank you for taking the time to read this statement.

Victoria Frank



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Mr + Mrs. Richard Martin of 871 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments Sir, Both myself and my husband along with my son Michael wish to add our support to the Weavers in this oppression of Cheryl Weavers Day Care. We believe the service that Cheryl provides for the neighbors by having her Day Care is a valuable help. Nelson and Cheryl help hold the high standards that we try to maintain in this neighborhood to keep it a safe place for our families. We need people like them to support working parents and we hope you will see the way to allow Cheryl Weaver to continue to operate her Day Care Center.

Linda Martin  
Richard Martin  
Michael Martin

Victoria Fralke  
MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

My name is Julie Neid and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

Brian S. Sampson of 857 Jaydee Ave find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments \_\_\_\_\_  
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*Victoria Frank*

MY COMMISSION EXPIRES 23 SEPT 97



To Whom It May Concern,

My name is Julie Neid and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Mary Lutz of 855 Jaydee AVE find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I have seen her with her day care  
children and she is very good. My child goes up  
her house and plays and I am very  
comfortable with child being up there.

Victoria Franklin

MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

My name is Julie Neel and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Linda Watson of 850 Mildred Avenue find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments \_\_\_\_\_  
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Victoria Frank

MY COMMISSION EXPIRES 12/31/97



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I, Julie Neil of 881 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments

Cheryl has watched my son since she  
Received her License. I cannot believe anyone would  
want to shut her down knowing that a lot of children  
would be very hurt by not being able to go  
to Mrs. Cheryl's. She is a very loving person who treats  
each child as though they are very special most of "her"  
children live on Jaydee and when day care is open  
you can find most of them down Cheryl's playing  
with her children and visiting her. It would be  
a sin to close down the one good DAY CARE  
in the neighborhood. Thank you.

Victoria Frank



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Tonia Fox of 854 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I have lived on Jaydee for  
almost 20 years when I was younged Mrs Cheryl  
and Mr Nelson had watched my sister and  
raised. She has always been there for anyone  
She is always there when anyone needs a  
helping hand. She is a person that I  
would trust very much.

Victoria Franklin

NOTARIZED BY [illegible]



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Karen Valenack of 835 Mildred Avenue find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I first met Cheryl when her son Daniel was in the class I work in at Berkshire Elem. She is an excellent mother and I know that my neighbor is very, very pleased with her as a Day Care Provider. I truly hope that she will be allowed to continue as a Day Care Provider. As a Parent- and at the elementary school, I know how important it is to have good day care available. Cheryl is wonderful and I really hope she can continue.

Victoria Frankle



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I TIM O'NEIL of 802 JAYDEE AVE. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments \_\_\_\_\_  
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*Victoria Frankle*



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I Pat & Anna Bauer of 856 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments We have been here for 17 years. We have been friends with the Weavers for 11-12 years. They have always got along with any neighbor and help them in any way they could. As far as children they are very good with them. She has watched them as long as I can remember even before they had their own. I have not once seen them mistreat or abuse them in any way. She is always got out side with them. I don't see why she is having such a problem with this and why she can't keep watching them. My daughter goes over their all the time. I feel very comfortable with both of them while she is there.

Victoria Frankel



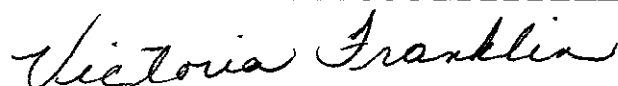
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I RANDY E. NELSON of 861 JAYDEE AVE find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I HAVE LIVED ON JAYDEE AVE FOR  
4 YEARS AND WHOLE HEARTEDLY AGREE WITH ALL OF THE  
STATEMENTS IN THE ABOVE LETTER.





MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Red Shoub of 835 JAYDEE AVE. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments \_\_\_\_\_  
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Victoria Frank



To Whom It May Concern,

My name is Julie Neal and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Mollie Ross of 863 Jaydee Ave find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments \_\_\_\_\_  
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*Victoria Franklin*

MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

My name is Julie Neal and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

Bonnie Rechebach of 865 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments We have never had any problem with the above daycare or these neighbors.

Victoria Franklin



To Whom It May Concern,

My name is Julie Neil and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Michelle R. Macie of 872 Jaydee Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments

My name is Michelle Macie and I have lived at 872 Jaydee Ave for the past six years. In that time, I have become good friends with Nelson & Cheryl. They are great neighbors who will help anyone & everyone plus my children really like them both. They take excellent care of the daycare children and when I go to work they planned to have her watch my children also.

Thank You!

Victoria Frankle



My name is Julie Neff and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

Additional Comments I have lived at 889 Mildred Avenue for the past 16 years. I am a single parent and Cheryl has helped me on several occasions babysitting my children. The children watched at Cheryl's daycare are treated lovingly and they would miss her if her day care is shutdown. I think the reason she loves children so much is because it took her over 7 years and a lot of procedures to have children of her own. Nelson Weaver is also a loving dad and is very good with the daycare children.

Victoria Franklin

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To Whom It May Concern,

My name is Julie Neel and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I, Dorothy Morelock of 891 Mildred Ave find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments \_\_\_\_\_  
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*Victoria Franklin*

MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

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I Robert Cyganski of 876 Mildred Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I BEEN LIVING HERE FOR 19 yrs.

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Victoria Franklin



To Whom It May Concern,

My name is Julie Neal and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Rhonda Stone of 822 Jeannette Ave. find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments My son has benefited greatly from  
being in Cheryl's daycare. I hope this  
will continue. I would not be able to work  
myself if it were not for this wonderful family.

Victoria Frank

MY COMMISSION EXPIRES 28 SEPT 97



To Whom It May Concern,

My name is Julie Neel and my husband and I along with my mother have lived at 863 Jaydee Ave. for the past 18 years. And we are writing this letter with the hopes of helping a fellow neighbor and very close friend of ours. On Thursday May 22, 1997 several of us noticed a sign being placed in the front lawn of Nelson and Cheryl Weaver of 875 Jaydee Ave. The reason that this sign caught our attention was due to the fact that it was placed next to the For Sale sign that had been sitting in the Weaver's front yard for the past six months. After our curiosity had gotten the best of us we walked up to see what was on the sign. After reading the sign we knew there was a problem but we did not know how serious the problem was. But it did not take long before the truth had gotten around the neighborhood to what was really going on. When we found out that someone was trying to shut down Cheryl Weaver's Daycare we knew that we had to do something to help put a stop to this. Everyone in this neighborhood that knows the Weaver's can tell you that these two people have been the perfect neighbors. They also have been role models to many Jaydee Ave. and even Mildred Ave. children over the past thirteen years that they have lived at 875 Jaydee Ave. I especially know this to be true because for the past thirteen years that the Weaver's have lived at 875 Jaydee Ave. my daughter and only child, now 18 years old has made them a part of her family. In her eyes that is her Aunt Cheryl and Uncle Nelson and we have been very comfortable with that because we have seen for our own eyes the love that these two people have for children. And as you will see by the notarized signatures and comments of neighbors up and down and on both sides of Jaydee Ave. along with several neighbors on Mildred Ave. that these two people have helped anyone that needed them. From Cheryl baby-sitting to Nelson doing home improvements they would both do for anyone and never ask anything in return. And no one knows this to be more true than their neighbors at 877 Jaydee Ave. And would you believe it these are the people that are trying to shut Cheryl Weaver's Daycare down. Due to my work schedule I am unable to make it to the hearing on June 5, 1997. But my family and I are hoping that this notarized letter could be used in making your decision and allowing Cheryl Weaver to keep her Daycare open. Thank You So Much for taking the time to read this letter.

I Julia S Neel of 863 Jaydee Ave find all of the above statements to be true. Would you please take my notarized signature on behalf of the Weaver's at 875 Jaydee Ave.

Additional Comments I HAVE RECOMMENDED TO MANY PARENTS  
AND FRIENDS TO TAKE THEIR CHILDREN TO MRS CHERYL  
WEAVER FOR DAY CARE. I HAVE SEEN NOTHING BUT  
KINDNESS AND CAREING FOR HER CHILDEN AND THE  
CHILDREN IN HER CARE.

Victoria Frank

MY COMMISSION EXPIRES 28 SEP 97



PROTESTANTS  
EXHIBIT NO. 1

Residents  
877 Jaydee Ave.  
Dundalk, Md. 21222

This letter is to inform you both that I know there has been a deliberate attempt to insult, degrade, and slander my wife's good name. I know that on atleast one occasion, someone from the above residents address reported my wife to the Department Of Human Resources Child Care Dept. In an attempt to stop the possibility of her receiving her Day Care License. The report charged that my wife left screaming children alone in the house while she performed chores outside leaving the children without supervision. Well everyone in the neighborhood knows for a fact that I do not leave for work until 2:15pm Monday thru Friday. And that I have been cleared and authorized to be **THE SECONDARY CHILD CARE PROVIDER!** That means if my wife decides that she needs to do something around the house, **I HAVE THE AUTHORITY TO PROVIDE CARE!** While talking to the investigator that came to our house we explained to her exactly why we felt that someone from the above address was making these accusations. We then told the investigator that in the thirteen years that we have been living here at 875 Jaydee Ave. my wife cheryl has provided child care on atleast one or more occasions for atleast nine different families, each one of these families are going to provide the investigator with a signed detailed letter explaining the care that there child(ren) received while in Cheryl Weaver's home. After clearing my wife the child care investigator stated that all parties involved in this dispute should make an attempt to clear this up before it becomes a real problem in the future. After the investigator left our home on September 25, 1996, I Nelson Weaver called next door at 877 Jaydee Ave. and spoke with Vicki Wisner about these false allegations in which Vicki denied? I then said why are you all doing this to Cheryl after everything we have done for both of you. And then I named a few items off starting with the time that her boyfreind (now husband) threw her and her son out on the street with no where to go and the only people that took Vicki in and helped her were us **THE WEAVER'S AT 875 JAYDEE AVE.** Vicki stated I know I have no problem with cheryl? I then stated what about the times that I helped you fix several different items around your home so that you could receive your child care license? Vicki stated I know I have have no problem with cheryl? And on top of that I offered to lend them my car to get around in until they purchased another vehicle. Vicki then again stated I know I have no problem with cheryl? I then said that this is just a few of the things that we have done for the both of you. But I would have to say that the biggest mistake I allowed my wife cheryl to be a part of was sending the letter of recommendation to the Department Of Human Resources in the Wisner's behalf. But we put our friendship in front of our real feelings and boy are we paying the price now! But even after all of that I managed to swallow my pride and I told Vicki that I was willing to let everything go and start over again and that's when it came out that her husband cannot stand my wife cheryl because she is talking to Janet that lives three doors up from us. But I will not get into that! Then approximately 45 minutes after my conversation with Vicki the mail came and we received a letter from Baltimore County Animal Control telling us that a complaint was filed about our dog excessively barking while outside on our back porch. I then called Vicki again and asked her to meet me out back, when she came out I handed her the letter and asked her if she knew anything about this? She replied Yes I called

Set your facts straight



because when I said something to cheryl about the dog barking she gave me an attitude!

**BUT VICKI DON'T HAVE NO PROBLEM WITH CHERYL!** For the record we have not at anytime made any complaints, or anonymous phone calls. As we have had done to us. We know that both calls reporting us were made on the same day and if she admitted to one she admitted to both. But what made me come to the decision to do what I am about to do was the knock at my door on ~~September 29~~, 1996 at approximately 4:30pm while my wife was providing care for some one else's children and in the presence of my children Vicki confronted my wife with something my wife had nothing to do with and then sent her 8 year old son out back to harass my dog and, shouting out miss cheryl is an idiot. I cannot and will not tolerate this anymore. I asked my wife to call the parent's of the children she takes care of and tell them that as of Monday ~~September 30~~, 1996 she will no longer be able to provide care for their children because we cannot and will not subject them to this type of harassment and verbal abuse. I know that this is going to cause them a lot of grief and inconvenience this is not by our hands it is by yours. And because my wife is afraid to be home in the evening while I am working for the first time since we have been living here at Jaydee Ave I have no choice but take a leave of absence from work until I finish this problem that you both have created. In finishing all I want to say is that I have been and always will be capable of living off of just my income comfortably can you? I hope so!



2

6-4-97

To Whom It May Concern,

First I'd like to say I'd rather be here in court to voice my opinion but under the circumstances this day is my daughters Kindergarten Farewell assembly + my daughters school activities come first, just as a choosing a day care provider. The one I choosen shows me that her day care people come first before anything. My daughter has been through alot and due to that ~~her constant~~ you have to constantly be behind her. Vicki provides this attention as well as helping my daughter with her fundamentals. Vicki just doesn't babysit she takes the time and advances her day care kids both mentally + physically, therefore Vicki spends the time with the kids. I first moved in the neighborhood I knew no one - I talked to everyone and so did my daughter. I was in both Vicki's and Cheryl's house



and found out both babysat.  
The one difference I found while  
talking to both was one was  
licensed (Vicki) while the other one  
wasn't (Cheryl). So I talked to  
Vicki to find out information  
about her daycare and I chose her  
not knowing the problem  
between the neighbors at the time.  
Well now that my daycare person  
is Vicki - none of Cheryl's children  
speak to me - therefore I feel like  
I've ~~done~~ done something wrong.  
Which to me I haven't but chosen  
the correct daycare person. By none  
of Cheryl's people talking to me  
I mean my neighbor Kim - which  
when we moved in she always talked  
to me ~~to~~ now there's no communication  
except for her telling her son not<sup>to</sup> go  
in my yard - or play due to the  
fact I just planted flowers. I thanked  
her for the respect that's all the  
communication. As for Cheryl - I don't  
even get a hi - how you been -  
but Cheryl's son Daniel stated



to me one day while I was sitting on my front porch with my daughter that he was no longer allowed to play with my daughter. I asked him why and he stated because Ms Vicki watches her and since that he is not allowed to play with any of Ms Vicki children that she watches. I stated that's not fair to my daughter. She did nothing wrong and she's being punished for something she didn't or even had anything to do with. The thing that really upsets me is that being a daycare provider not just a babysitter to my best acknowledge you are to know & be aware of as well as see them (the children) at all times which Vicki shows me. Because every time I pick my daughter up - she is either out front while the kids are playing in the front yard or out back involved with the kids not just sitting. But I was sitting out front today (6-4-97) when

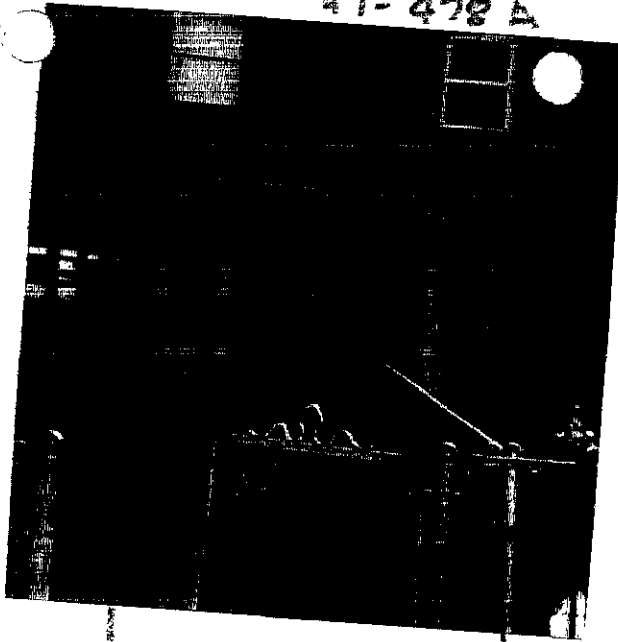


I noticed something that Cheryl was doing and that was she left some of her daycare as well as both her children run a block and half up the street without her on the front porch. I thought a daycare person had bylaws to follow and I feel I choosen the correct one and that I'm being punished for it. Once again I am sorry I could not be here. If you have any questions please feel free to contact me at work after 12:00. Thank you for the time for me to let you know how I feel. Once again I am not sorry for choosing the one I did.

Ms Janice Schiefer  
869 Jaydee Ave  
Belle Me 21022



47-478 A



#875 FRONT  
ELEV. #877





IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
S/S Dundawan Road, 105 ft. +/-  
W of c/l Breen Court \* ZONING COMMISSIONER  
9601 Dundawan Road  
11th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District  
Legal Owner: Sally A. Simpson \* Case No. 97-477-A  
Contract Purchasers: James R.  
Hart, et ux, Petitioners  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 9601 Dundawan Road in the Perry Hall Estates subdivision of Baltimore County. The Petition was filed by Sally A. Simpson, property owner, and James R. Hart and Kristin Hart, his wife, Contract Purchasers. Variance relief is requested from Section 303.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 40 ft. in lieu of the required average front setback of 45 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was James R. Hart, Contract Purchaser/Petitioner. There were no Protestants or other interested persons present.

Mr. Hart's testimony and the site plan shows that the subject property is .19 acres in area, zoned D.R.3.5. The property is an irregularly shaped lot, with frontage on Dundawan Road. Presently, the property is unimproved. It is also to be noted that the rear of the property contains a utility and storm drain reservation easement in the favor of Baltimore County. That easement is 25 ft. wide and necessitates the variance which is being requested.

ORDER RECEIVED FOR FILING

Date

By

7/29/97  
[Signature]



As shown on the site plan, a proposed single family dwelling will be constructed on the property. The dwelling will contain a 15 ft. setback from the front building face to the property line and an additional 25 ft. from the property to the centerline of Dundawan Road. Thus, the total setback from the centerline is 40 ft., 5 ft. less than is required. The requirement is based upon the provisions of Section 303.1 of the BCZR, which, as applied in this case, would require a 45 ft. setback (average front setback) from the centerline.

The Zoning Plans Advisory Committee (ZAC) comment was submitted from the Department of Environmental Protection and Resource Management (DEPRM). That comment indicates that the variance is being requested in order to bring the proposed house into compliance with Section 14-341 of the County Code. That section of the Code provides environmental requirements and required buffers from storm drain reservation areas.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the burden set forth in Section 307 of the BCZR as construed by the case law. Specifically, if the full setback was maintained, the house would be required to be constructed more towards the rear of the lot, thereby interfering with utility and storm drain reservation area. This area also contributes to a finding of the uniqueness of this property. Thus, the variance relief which has been requested will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of July 1997 that a variance from Section 303.1 of

ORDER RECEIVED FOR FILING

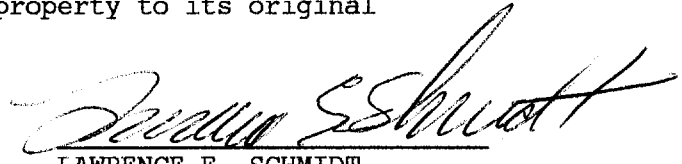
Date

By



the Baltimore County Zoning Regulations (BCZR) to permit a front setback of 40 ft., in lieu of the required average front setback of 45 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

RECEIVED FOR FILING  
7/29/97  
M. Hark





Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 29, 1997

Mr. and Mrs. James R. Hart  
4306 Bedrock Circle, Apt. 201  
Baltimore, Maryland 21236

RE: Case No. 97-477-A  
Petition for Variance  
Property: 9601 Dundawan Road  
Legal Owner: Sally Ann Simpson  
Contract Purchasers: James R. and Kristin Hart, Petitioners

Dear Mr. and Mrs. Hart:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.







# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9601 Dundawan Rd.

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECT. 303.1 (BCER)  
**VARIANCE TO PERMIT A FRONT SETBACK OF 40 FT. IN LIEU OF THE REQUIRED AVERAGE FRONT SETBACK OF 45 FT.**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We plan to construct a new home and have been unable to obtain a building permit because of Deprms requests. Deprms request is to obtain a zoning variance to move the house forward 10 feet to increase distance from forest buffer and stream at rear of property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: (410) 933-0996  
Kristin Hart / JAMES R. HART  
(Type or Print Name)  
Kristin Hart / J R H  
Signature  
4300 Bedrock Circle, Apt 201  
Address  
Baltimore MD 21236  
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

SALLY ANN SIMPSON  
(Type or Print Name)

Sally Ann Simpson  
Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: P.T.

DATE

4-24-97



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

ITEM # 477





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9601 Dundawan Rd.

which is presently zoned

DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) We plan to construct a new home and have been unable to obtain a building permit because of Deprms request. Deprms request is to obtain a zoning variance to move the house forward 10 feet to increase distance from forest buffer and stream at rear of property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(410) 933-0996

Kristin Hart JAMES A. HART  
(Type or Print Name)

Kristin Hart J. Hart  
Signature

4306 Bedrock Circle, Apt. 201  
Address

Baltimore MD 21236  
City State Zipcode

Attorney for Petitioner:

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No.

\_\_\_\_\_  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

SALLY ANN SIMPSON  
(Type or Print Name)

Sally Ann Simpson  
Signature

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No.

\_\_\_\_\_  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: R.T. DATE 4-24-97

ITEM # 477



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95



Zoning Description

This is the zoning description for 9601 Dundawan Road. Beginning at a point on the South side of Dundawan Road which is 76.84 feet wide at a distance of 105 feet West of the centerline of the nearest improved intersecting street Breen Court which is 50 feet wide. Being Lot #1, Block --, Section #8 in the subdivision of Perry Hall Estates as recorded in Baltimore County Plat Book # 32 , Folio #14, containing 8,293 square feet. Also known as 9601 Dundawan Road and located in the 11<sup>th</sup> district, 5<sup>th</sup> Councilmanic District.



**NOTICE OF HEARING**

The Zoning Commission of Baltimore County is hereby giving notice to the owner of the property at 9601 Durdawn Road, 105 +/-, that a public hearing will be held on the property identified herein as follows:

Case: #97-477-A  
9601 Durdawn Road  
S/S Durdawn Road, 105 +/-  
W of of Green Court

11th Election District  
5th Councilmatic

Legal Owner(s):  
Sally Ann Simpson

Contract Purchaser(s):  
Kristin Hart and James R. Hart

Variance: to permit a front setback of 40 feet in lieu of the required average front setback of 45 feet.

Hearing: Tuesday, June 3, 1997 at 2:00 p.m., 4th floor hearing room, Courts Bldg., 401 Barclay Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.  
(2) For information concerning the file and/or Hearing, Please Call (410) 887-3391.

5/28/97 May 15 C143717

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

*Never shown  
at hearing on  
placed 5/14/97  
JS*





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 477

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jim & KRISTIN HART

ADDRESS: 4306 BEDROCK CIRCLE - APT. 201

BALTIMORE, MD. 21236

PHONE NUMBER: (410) 933-0996

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-477A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: ~~VARIANCE~~

To permit a front setback of 40 FT.  
in lieu of the required average  
front setback of 45 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



TO: PUTUXENT PUBLISHING COMPANY  
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Jim and Kristin Hart  
4306 Bedrock Circle, #201  
Baltimore, MD 21236  
410-933-0996

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-477-A  
9601 Dundawan Road  
S/S Dundawan Road, 105' +/- W of c/l Breen Court  
Legal Owner(s): Sally Ann Simpson  
Contract Purchaser(s): Kristin Hart and James R. Hart

Variance to permit a front setback of 40 feet in lieu of the required average front setback of 45 feet.

HEARING: TUESDAY, JUNE 3, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-477-A  
9601 Dundawan Road  
S/S Dundawan Road, 105' +/- W of c/l Breen Court  
Legal Owner(s): Sally Ann Simpson  
Contract Purchaser(s): Kristin Hart and James R. Hart

Variance to permit a front setback of 40 feet in lieu of the required average front setback of 45 feet.

HEARING: TUESDAY, JUNE 3, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Jim and Kristin Hart

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 19, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1997

Ms. Sally Ann Simpson  
9601 Dundawan Road  
Baltimore, MD 21236

RE: Item No.: 477  
Case No.: 97-477-A  
Petitioner: Sally Ann Simpson

Dear Ms. Simpson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 24, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





To: Arnold L. Jablon

Date May 16, 1997

From: R. Bruce Seeley *RBS/JP*

Subject: Zoning Item # 477 Project Name 9601 DUNDAWAN ROAD, SALLY SIMPSON  
Address

Zoning Advisory Committee Meeting of

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.

✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

✓ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 6-436 through 26-461, and other Sections, of the Baltimore County Code).

✓ The subject zoning setback variance is being sought in order to bring the proposed house into compliance in as much as possible with Section 14-341 of the County Code. Any questions regarding these comments should be directed to Glen Shaffer at (410) 887-3798.

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**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5-6-97  
Item No. 477 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

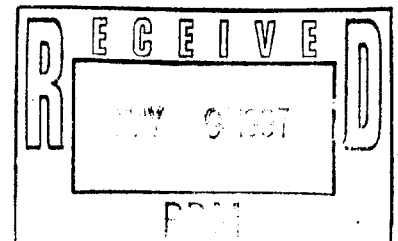
B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

463, 471, 473, 474, 475, 476, 477, 478, 479, 480, 482,  
483, 484, and 487.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 7, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 445, 463, 473, 474, 476, 477, 482, 484, 487

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL



*John Alexander* 97-2363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

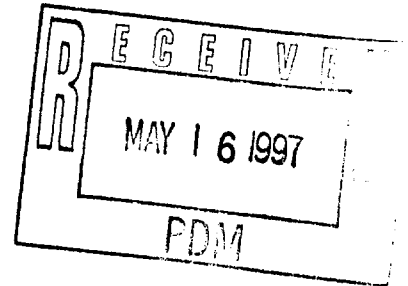
*5/18/97*

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 14, 1997

FROM: *Sub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 12, 1997  
Item Nos. 462, 463, 464, 471, 473,  
474, 475, 477, 478, 479, 480, 482,  
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 15, 1997

Mr. & Mrs. Jim Hart  
4306 Bedrock Circle  
Apartment 201  
Baltimore, MD 21236

RE: Appeal Verification  
9601 Dundawan Road  
Zoning Case 97-477-A  
11th Election District

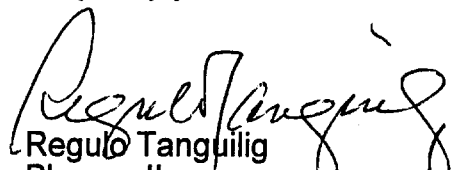
Dear Mr. & Mrs. Hart:

This office confirms the variance case 97-477-A is official, since no appeals were filed during the 30-day appeal period (July 29, 1997 to August 28, 1997).

You may apply for your building permit at Permits and Licenses, room 100, County Office Building, 111 West Chesapeake Avenue, Towson (410-887-3900).

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

  
Regulo Tanguilig  
Planner II  
Zoning Review

RT:scj

c: zoning case 97-477-A





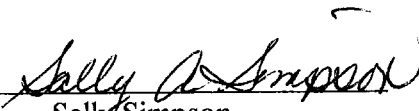
May 28, 1997

Baltimore County Zoning Commission

**Re:    9601 Dundawan Road**

To Whom It May Concern:

Jim Hart, Social Security No.: 218-72-8944, has permission to speak for me concerning the zoning issues of the aforementioned property.

  
Sally Simpson



# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

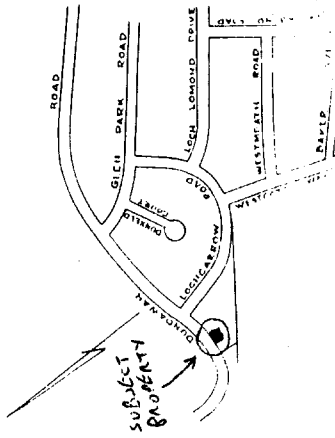
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 9601 DUNDAN ROAD

Subdivision name: PERRY HALL ESTATES

plat book # 32, folio # 14, lot # 1, section # 8

OWNER: SALLY SIMPSON (CONTRACT PURCHASER - JIM & KRISTIN HART)



Vicinity Map  
scale: 1"=1000'

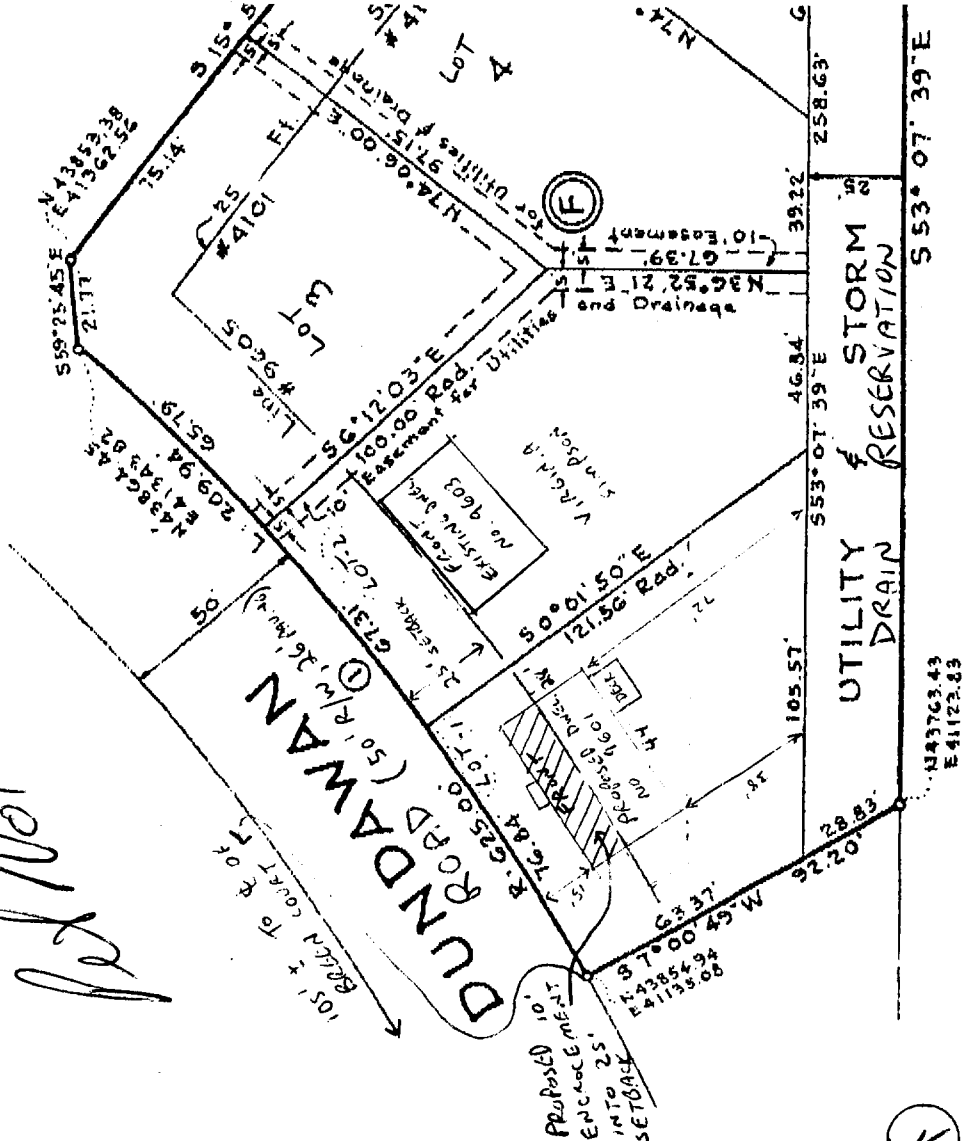
## LOCATION INFORMATION

Election District: 11  
Councilmanic District: 5  
1"=200' scale map #: NE-116  
Zoning: DR-35  
Lot size: 19 acreage 0.293 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private  
Chesapeake Bay Critical Area: ☐ 700' ☐ 1000'  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: RT ITEM #: 477 CASE#:



North

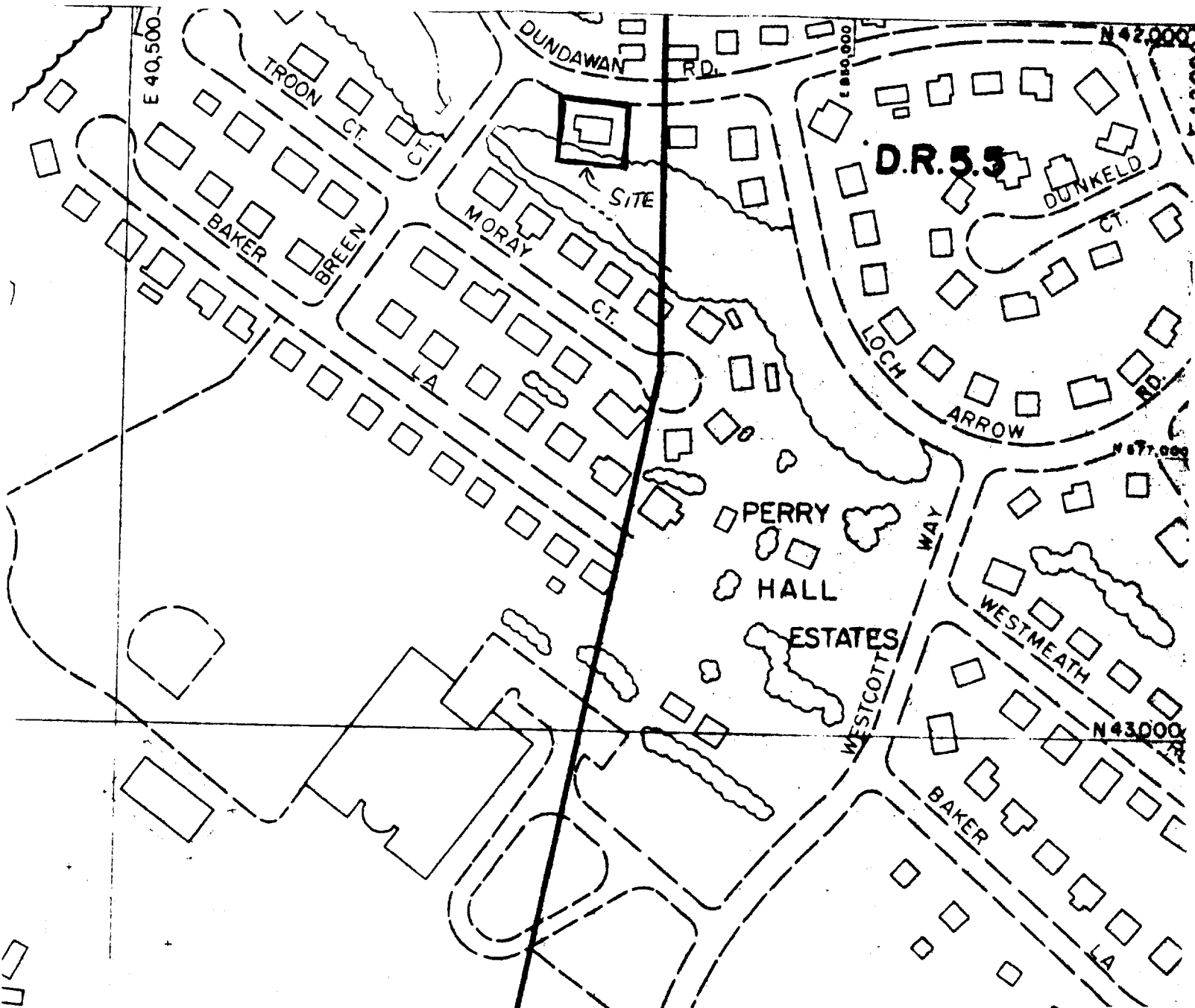
date: 4/11/17

prepared by: JRH

Scale of Drawing: 1"= 50'



# Zoning Map



SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

PERRY HALL

**ITEM # 477**

SHEET

N.E.

11-G